

**WHEELING PLAN COMMISSION
THURSDAY, MARCH 24, 2016 6:30 P.M.**

**AGENDA FOR A SPECIAL MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [SCBA 16-05](#)
Target - CVS
1400 Lake Cook Road
Appearance Approval of a Wall Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. 2016-6](#)
Village of Wheeling
Text Amendments to Title 19, Zoning, and Title 4, Taxes, Business Regulations
and Licenses, Related to Massage Establishments
- 8. APPROVAL OF MINUTES – [March 10, 2016](#)**
- 9. OTHER BUSINESS**
- 10. ADJOURNMENT**

**IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE
AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL
(847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.**

Public Hearing Information
Wheeling Plan Commission Meeting
March 24, 2016
(Attachment to Agenda)

Docket No. 2016-4

The Village of Wheeling is initiating a temporary nine month moratorium with regards to the consideration of zoning applications or the issuance of business licenses for Massage Establishments, during which period the Village intends to research and adopt amendments to Title 4, Taxes, Business Regulations and Licenses, and Title 19, Zoning.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

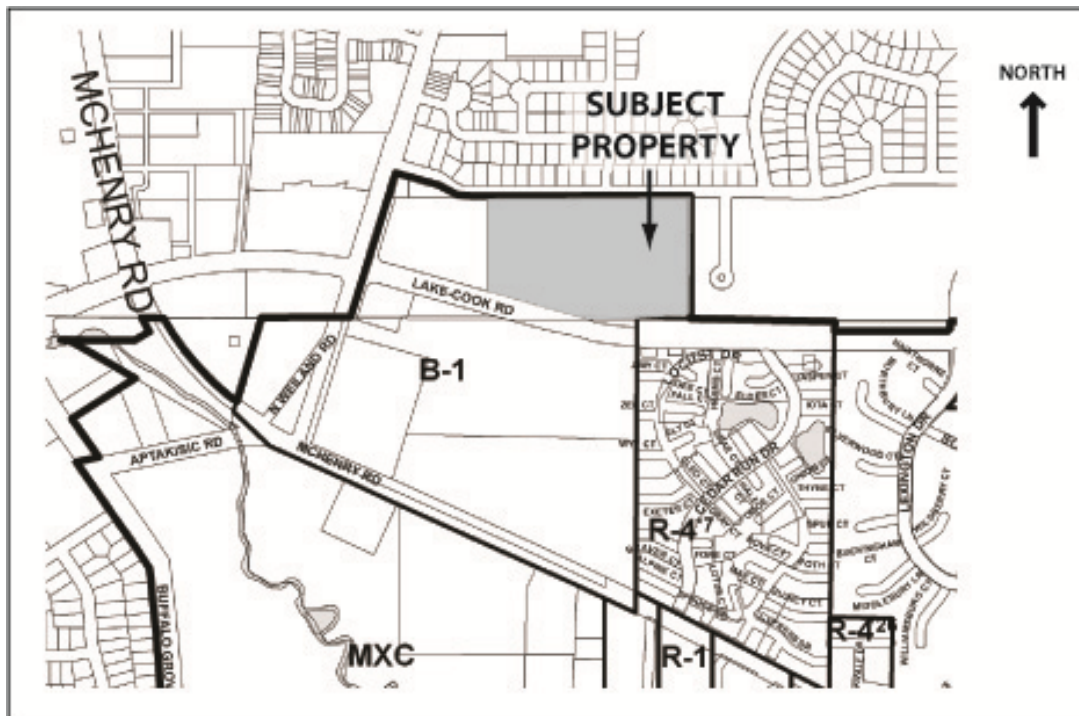
RE: **Docket No. SCBA 16-05**
Target / CVS Pharmacy
1400 Lake Cook Road
Appearance Approval of a Wall Sign

DATE OF REPORT: March 10, 2016

DATE OF MEETING: March 24, 2016

PROJECT OVERVIEW: The petitioner is requesting appearance approval for alterations to the pharmacy wall sign at the existing Target store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Icon Identity Solutions
<u>Property Owner Name:</u>	Target Corporation
<u>Common Property Address:</u>	1400 Lake Cook Road

<u>Common Location:</u>	Located on the north side of Dundee Road, east of Schwind Plaza.
<u>Neighboring Property Land Use(s):</u>	North: Single-Family Residential (BG) West: Commercial South: Commercial East: Multi-Family Residential (BG)
<u>Comprehensive Plan Designation:</u>	Commercial
<u>Existing Use of Property:</u>	Retail
<u>Existing Property Zoning:</u>	B-1 Planned Shopping Center District
<u>Previous Zoning Action on Property:</u>	
PC 524	Ordinance No. 3485, passed September 18, 2000, granted a sign variation to increase the maximum permitted wall sign area.

DESCRIPTION OF PROPOSAL

CVS Pharmacy is opening within the existing Target retailer at 1400 Lake Cook Road. As such, the applicant wishes to install a new wall sign for CVS Pharmacy.

SIGN PLAN REVIEW

Sign Location: The sign will be located on the west wall which faces into the parking lot. The new sign will replace the existing pharmacy sign. A site plan has been provided to identify the location of the wall sign.

Proposed Signage Type and Materials:

The proposed wall sign is comprised of internally illuminated flush mounted channel letters. There are two components to the sign: the business name and the logo. The business name is comprised of red lettering. The logo is a red heart. The trims and returns for each sign are red.

Proposed Signage Size:

In 2000, Target was granted a wall sign variation (Ordinance No. 3485) to increase the maximum allowed sign area from 400 sq. ft. to 879 sq. ft. The proposed new sign is the same exact size as the existing pharmacy sign, which is 55 sq. ft. Therefore, the sign meets the requirements of Ordinance No. 3485.

STAFF REVIEW

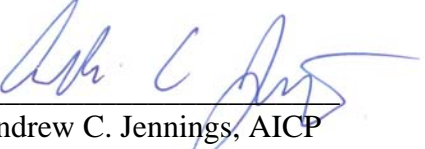
Impact on adjacent uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the appearance of the sign.

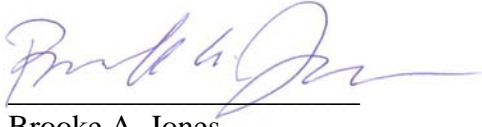
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of appearance approval of the wall sign, an appropriate motion would be to:

Approve SCBA 16-05, granting appearance approval for a wall sign as indicated in the sign plans submitted by Icon Identity Solutions on March 3, 2016, on behalf of Target/CVS located at 1400 Lake Cook Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions \(staff\)](#)

 [Sign Plans \(2 sheets\), received March 3, 2016](#)

Target – CVS Pharmacy – 1400 Lake Cook Road

Docket No. SCBA 16-05 (Appearance Approval of a Wall Sign)

Plan Commission Meeting – March 24, 2016



Existing conditions of west façade of Target store

Proposed Signage

☒ **Code Compliant**
Permit Timeline: 2 - 3 Weeks

☐ **Variance Required**
Permit Timeline: _____

☐ **MSP Amendment Required**
Permit Timeline: _____

Description: 30" Channel Letters

Qty: 1

Dimensions: 30" H x 22'-3 1/8" W (55.66 sq/ft)

Attachment Method: Flush Mounted

Sign Material: Acrylic Faces; Aluminum Returns

Illumination: LED Illuminated

Comments:

Sign: E-01

Type: IL-30-CL

Qty: 1

Dimensions: 29 3/16" H x 22'-10 5/8" W (55.66 sq/ft)

Illumination: LED Illuminated

Comments:

Action:

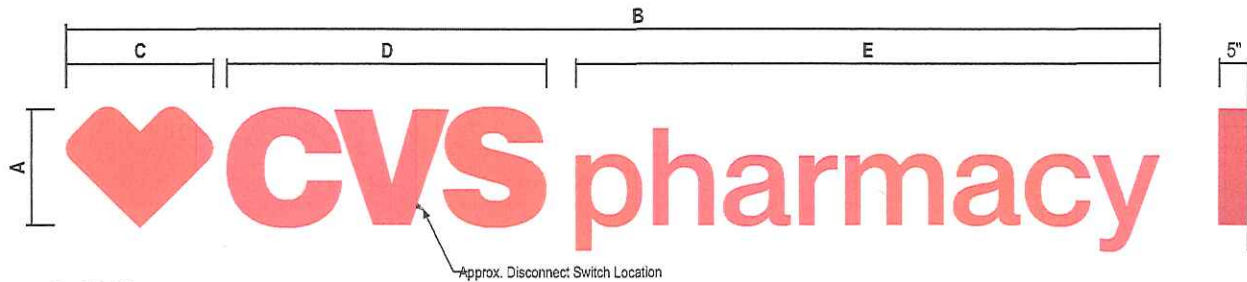
- Remove & dispose of existing "PHARMACY" Channel Letters
- Patch & Paint: As Required
- Install New "Heart CVS pharmacy" Channel Letters

Specifications

- Chemcast 3/16" Red Acrylic Faces #2793
- 5" Deep Alumet Supply Pre-Finished Hunter Red Return
- Jewelite True Red Trim Cap
- LED Module: GE Lighting Solutions
Tetra Max Red (3 LED) \ 2 Mod/Ft \ GEMXRD-1
- Power Supply: GE Lighting Solutions - GEPS12-60U

Colors & Materials

- PMS 186 C (CVS Health Red)
- Jewelite True Red Trim Cap
- Chemcast Red Acrylic #2793
- Alumet Supply Pre-Finished Hunter Red Returns



IL-30-CL
FACE LIT LED ILLUMINATED CHANNEL LETTERS

SIDE VIEW

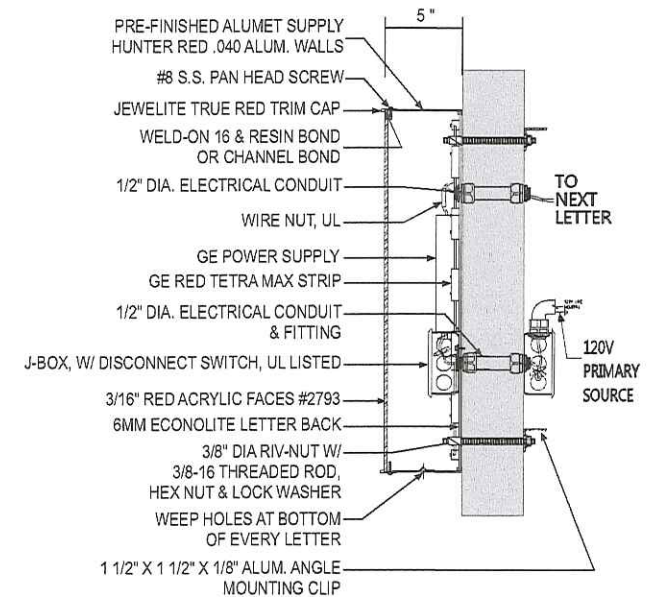
SCALE: N.T.S.

TYPE	A	B	C	D	E	SQ.FT.
IL-30-CL	29 3/16"	22'-10 5/8"	3'-1 1/16"	6'-8 1/4"	12'-2 5/8"	55.66

Existing



Proposed



SECTION: SELF-CONTAINED LETTERSET

SCALE: 1"=1'-0"

Drawing prepared by:



Location:
1400 W. Lake Cook Rd.
Wheeling, IL. 60090

Target Store #:
1385
CVS Store #:
16724

File Path:
Active\ACCOUNTS\C\CVS pharmacy\Locations 2016\4410_Target\4410_1385_Wheeling_IL

Landlord Approval

Signature: _____
Address: _____

Exhibit received March 3, 2016



Drawing prepared by:

ICON

Location:

1400 W. Lake Cook Rd.
Wheeling, IL. 60090

Target Store #:

1385

CVS Store #:

16724

File Path:

Active\ACCOUNTS\CVS pharmacy\Locations 2016\4410_Target\4410_1385_Wheeling_IL

Exhibit received March 3, 2016

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Brooke A. Jones, Senior Planner
Andrew C. Jennings, Director of Community Development

RE: **Docket No. 2016-6**
Village of Wheeling
Amendments to Title 19, Zoning, and Title 4, Taxes, Business
Regulations and Licenses, Related to Massage Establishments

DATE OF REPORT: March 17, 2016

DATE OF MEETING: March 24, 2016

PROJECT OVERVIEW: Staff is suggesting a moratorium on new massage establishments for a period of six (6) months in order to research and implement amendments to the Municipal Code.

BACKGROUND INFORMATION

In 2007, the Staff of the Community Development Department and Police Department recognized that the regulations in the municipal code pertaining to massage establishments were somewhat outdated. Minor modifications were subsequently reviewed and approved, but broad amendments to the Code were postponed to allow for additional research.

In the years since 2007, licensing and operational trends in massage establishments and internet advertising have produced an increase in businesses with private rooms, businesses offering massage therapy as the primary service offered, and businesses that do not require drive-by visibility for customer attraction. As a permitted use in Title 19 (Zoning) with few restrictions in Title 4 (Taxes, Business Regulations, and Licenses), Staff is concerned that the code lacks an appropriate framework for the oversight of this type of business.

SUMMARY OF PROPOSED MORATORIUM

Staff is suggesting a six (6) month moratorium on massage establishments. A moratorium, which is approved by an ordinance, is a zoning amendment that temporarily suspends the right of property owners to obtain development approvals while a municipality takes time to consider, draft and adopt zoning or other code amendments relative to the affected area. The moratorium acts to maintain the status quo for a reasonable period of time while the amendments are considered, thereby preventing the negative impacts of development that the revised zoning regulations would be designed to mitigate.

Title 19 (Zoning)

Massage establishments are included under “personal service establishments” in the Village’s Use Table in Appendix A of Title 19 of the Village Code and are currently permitted uses in all commercial districts and most of the mixed-use districts.

While the Plan Commission is not being asked to recommend code amendments at this time, Staff intends to research options such as the following:

- Requiring special use approval for massage therapy as a principle use.
- Restricting massage therapy as a use accessory to another personal service establishment.
- Restricting massage establishments to first floor locations with main entrances visible from a public street.
- Restricting massage establishments to certain B or MX districts.

Further research and recommendations will be presented by staff at a future hearing.

Title 4 (Taxes, Business Regulations and Licenses)

The Village Code currently allows for the issuance of business licenses for massage establishments pursuant to Title 4. Massage Therapists are specifically excluded from licensing under Title 4 because they are regulated directly by the State of Illinois. The proposed massage establishment moratorium and upcoming code amendments will not prevent new massage therapists from working at existing, legally established businesses.

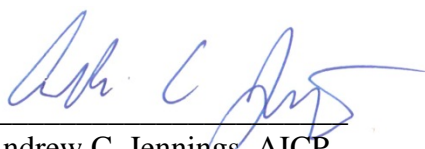
STAFF REVIEW

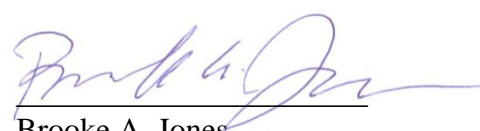
Staff Recommended Action: Staff recommends approval of the moratorium on new massage establishments. No action with regard to text amendments is proposed at this time.

PROPOSED MOTION

If the Plan Commission is in agreement with the proposed moratorium on massage establishments, an appropriate motion would be to:

Recommend approval of Docket No. 2016-6, initiating a six month moratorium with regards to the consideration of zoning applications or the issuance of business licenses for Massage Establishments, during which period the Village intends to research and adopt amendments to Title 4, Taxes, Business Regulations and Licenses, and Title 19, Zoning.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, March 10, 2016.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers and Zangara. Commissioners Sianas and Ruffatto were absent with prior notice. Also present were Brooke Jones, Senior Planner and Mallory Milluzzi, Village Attorney.

4. CHANGES TO THE AGENDA – None

5. CITIZEN CONCERNS AND COMMENTS

From the audience, Mr. Terry Steilen, 473 Briarwood Drive, Wheeling, IL mentioned the March 7th Board Meeting honoring George Hieber. He asked about the outcome of the recent blood drive and Ms. Jones responded that it was very successful. Mr. Steilen suggested that the Plan Commission watch the video from the last board meeting since he found it to be very interesting.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) [Docket No. PC 16-04](#)
The Whitley
156 W. Dundee Road
Minor Site Plan & Appearance Approval of Building and Site Modifications

Mr. Jim Moyer, SAS Architects and Planners, 630 Dundee Road, Northbrook was present. He explained they were requesting review of some minor modifications to the building. The modifications would save some money and wouldn't impact the appearance of the building.

Mr. Moyer summarized the modifications.

Site plan – they are looking at relocating the generator from the west side of the rear of the building to the east side adjacent to the maintenance garage. He explained the reason was because it was

Regular Meeting

expensive for the secondary electrical feeder so they were saving the cost of the additional length. He also felt it helped with the synagogue's side to move the generator.

Maintenance garage – it is getting a little smaller so they could combine the two together in the location.

Windows – they are going from the previously approved casement window to a single hung window. The material and colors are the same. They found over time there was a little less maintenance with a single hung window and it was also a cost savings. The crank and hardware usually break in a casement window.

Mechanical system – they were previously working with a BRF system that didn't require exterior louvers. It is a newer technology and was not cost effective for this project. The numbers were coming in high so they are going for a more traditional vertical magic pack system which is used in a lot of senior living facilities. It will require a louver on the exterior at the resident room locations. The louvers will be located mostly on the side of the projecting bays. The colors of the louvers will blend with the adjacent materials. Color samples were provided.

Commissioner Zangara questioned the reason for reducing the size of the maintenance shed. Mr. Moyer explained the reduced building size does not require sprinklers so it is a cost savings.

Commissioner Zangara questioned if the aluminum louvers rust over time. Mr. Moyer explained he found the finish to last a long time and won't rust.

Commissioner Dorband questioned the reason they selected aluminum louvers over vinyl. Mr. Moyer explained it was the standard louver. He felt vinyl would fade and become brittle over time.

Commissioner Dorband questioned the reason the construction had ceased on the building. Mr. Moyer explained there had been some delays in the project early on with the storm water issues with MWRD. By the time it was resolved with the Village and MWRD, they ran up against weather and started to incur additional costs so they took a break and looked at ways to save money. They are ready to move forward as quickly as possible once the changes were approved.

Commissioner Issakoo questioned if the appearance of the window would change. Mr. Moyer explained the only appearance change was the addition of a horizontal line in the center of the window.

Commissioner Powers questioned if each individual unit would have a separate air conditioner unit. Mr. Moyer explained that each unit had its own vertical magic pack unit to provide heating and cooling for the unit. He further explained the previous unit was a VRF system that included compressors on the roof.

Commissioner Powers moved, seconded by Commissioner Dorband to approve Docket No. PC 16-4 to grant minor site plan and appearance approval for site modifications in accordance with the following exhibits submitted February 25, 2016 by SAS Architects & Planners for The Whitley, located at 156 W. Dundee Road, Wheeling, Illinois:

**Wheeling Plan Commission
Regular Meeting**

March 10, 2016

- Cover letter (2 pages)
- Site plan
- First floor plan
- Second floor plan
- Third floor plan
- Elevation plan
- Exterior façade materials and color sections sheet

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Zangara
NAYS: None
ABSENT: Commissioner Ruffatto, Sianis
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – February 18, 2016 (includes findings for Docket No. 2016-3 ABC and Docket No. 2016-4)

Commissioner Issakoo moved, seconded by Commissioner Zangara to approve the minutes dated February 18, 2016 with the following correction:

- Page 23 (Commissioner Dorband should be listed as absent)

The motion was approved by a voice vote. Commissioner Dorband abstained.

9. OTHER BUSINESS

Chairman Pro Tem Johnson announced it was day light savings time this weekend and reminded everyone to vote on Tuesday.

Ms. Jones reminded the Commission that the Village Board was honoring all Village volunteers at the April 4th Village Board Meeting. All of the Plan Commissioners were invited to attend. Light refreshments will be served.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 6:46 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 03.17.2016
FOR APPROVAL ON 03.24.2016**

DRAFT